

- TABLE OF CONTENTS -

DIRECTORY.....	2
INTRODUCTION.....	3
REAL PROPERTY VALUATION INFORMATION.....	4
NOTICE OF VALUATION	6
APPEALS PROCESS.....	7
SPLITS & OWNERSHIP.....	10
TAX ESTIMATES.....	11
2000 REAL PROPERTY TAX RATES.....	13
GLOSSARY OF PROPERTY TAXATION	15
FEES.....	17
LEGISLATORS.....	18

DIRECTORY
INDIVIDUAL UNITS WITHIN THE
COCONINO COUNTY ASSESSORS OFFICE
CAN BE REACHED BY **TELEPHONING**
THE FOLLOWING NUMBERS:

————— 800 . 3 . 4 —————

ADMINISTRATION.....	520-779-6502
Assessor	
Chief Deputy	
CUSTOMER SERVICE.....	779-6502
Exemptions	
Address Changes	
Misc./Direction to other units	
APPRAISER'S.....	779-6727
Commercial Property	- 779-6514
Residential Property	- 779-6512 OR 779-6847
Land	- 779-6506
COMMERCIAL PERSONAL PROPERTY.....	779-6513
Business	
Agricultural	
Improvement Possessory Rights	
MANUFACTURED HOUSING.....	779-6513
Mobile Homes	
Affidavits of Affixture	
504's	
TITLE TRANSFER.....	779-6509
	779-6503
TAX BILL INFORMATION.....	779-6615
RECORDING INFORMATION	779-6585

INTRODUCTION

This information has been prepared to assist property owners in understanding, Arizona's property tax system.

TAX BASE

FCV

The **full cash value**, or market value, of all real property in Arizona is the starting point for determining taxable values. Arizona courts have interpreted the term "full cash value" to mean the "cash equivalent value" of the property. Some recent methods of innovative financing (such as inflating the value of a property in order to obtain a loan with a lower interest rate) may also cause county assessors to use an amount less than the full sales price listed in the Affidavit of Value as the tax base.

AFFIDAVITS OF VALUE

Affidavits of Value are legal documents that must be filed with the county recorder along with the deed of sale of the property. The information provided in the affidavit is used in sales ratio studies, which are done by the Arizona Department of Revenue and county assessors, to determine the equality of assessments within a neighborhood or larger area. Also, they are used to establish the market value of properties.

EXEMPTIONS

Arizona also provides **property tax exemptions** in varying dollar amounts to some disabled persons and to some widows and widowers whose spouses died while they were residents of Arizona. The dollar amounts are scaled to the combined value of property owned, but eligibility is restricted to taxpayers with total incomes below prescribed levels.

The dollar amounts of the exemptions apply to the assessed value of the property and are applied in the same amount to both the primary and secondary values. In 2000 the maximum amount is \$3,000.

EXEMPTION APPLICATIONS

A property owner must file an application for exemption between January 1 and March 1 annually with the ASSESSOR'S OFFICE.

MOBILE HOME

A **mobile home** may be treated as real or personal property, depending on who owns the property on which it is located. Persons owning a mobile home and the real property on which it is located can record an Affidavit of Affixture. Once the affidavit is recorded, the mobile home is considered real property, subject to real property taxes once per year, and billed on a single tax bill. Mobile homes are subject to all other state laws regarding property taxes. Unsecured mobile homes are also subject to the \$.50 per \$100 of assessed value mobile home relocation tax.

REAL PROPERTY VALUATION INFORMATION

It is the responsibility of the Assessor to locate, identify, and appraise at current market value, locally assessable property subject to ad valorem taxes, and to process exemption specified by law. The assessor has no jurisdiction or responsibility for area budgets, tax rates, or amounts of taxes paid. The matters are handled by the various agencies performing the services supported by property taxes. Such as the county governments, city governments, school districts, and other taxing districts. A.R.S. §42-221.

MASS APPRAISAL

The term “mass appraisal” is defined by the International Association of Assessing Officers as “...*the valuation of many properties as of a given date.*”

In order to handle the thousand of properties required to be appraised by state law each year, Assessors must use procedures that allow them to get the job done on time and with the funds available. These procedures are very similar to those used by fee appraisers, but are adapted for mass appraisal use and computer systems.

Using Computer Assisted Mass Appraisal techniques, there are two methods available to Arizona Assessors for valuing your home: *replacement cost new less depreciation, and market analysis.*

REPLACEMENT COST NEW LESS DEPRECIATION

This method starts with the cost to build or reproduce your property **today**, as if it were new, and is called “Replacement Cost New.” Replacement Cost New figures are based on many factors, including the size of the home, type of construction, quality of materials, design and features in the home. The construction costs are obtained from builders, suppliers and contractors in Arizona. The land value is obtained by examining sales of vacant land that is similar to yours.

Of course, few properties are brand new, so depreciation must be deducted for normal wear and tear, actions of the elements, and physical or insect damage. Depreciation is based upon observation by trained appraisers, along with the age and current conditions of the structure. Depreciation tables, which have been developed by Department of Revenue through structure mortality studies and sales of similar types of properties, are used to estimate loss in value from the property’s new condition.

The total amount of depreciation is then subtracted from Replacement Cost New to obtain the current estimated value of the house and other physical improvements (fences, garages, driveways, etc.) The land value is then added to the depreciated value of the improvements to obtain the total property value.

MARKET ANALYSIS

Perhaps the oldest method for estimating the value of property is to examine what similar properties are selling for in the local market.

Through the analysis of sales using computers, the average selling price per square foot of various types of homes can be determined. Sales independently analyzed for each county in Arizona, and each market area within the county. The average price for each type of home is then adjusted for the specific differences between the average home and the home being valued. Adjustments are made for items such as size, construction type, quality of materials, design, amenities, age and condition. Each home is adjusted based upon its individual characteristics.

The assessor selects which method to use based upon technical considerations such as the accuracy of each method for that area and the number of sales available for analysis. Arizona Revised Statutes 42-227 require that all property be valued annually at market value, which is synonymous with Full Cash Value. In addition, your property has a "Limited Value" that is based on the previous year's Limited Value increased by either (1) 10% of (2) by 25% of the difference between the Full Cash Value of the current year and the Limited Value of the prior year, whichever is **GREATER**, unless your property has been altered since the previous year. The assessed value derived from our current "Limited Value" is the basis for computing taxes for the maintenance and operation of school districts, cities, community college districts, county and state, (primary taxes), while assessed value derived from your current Full Cash Value (market value) is the basis for computing taxes for budget overrides, bonds and sanitary, fire and other special districts (secondary taxes).

CLASSIFICATIONS

The legislative class applicable to your property is based on your use of the property (A.R.S. 42-136):

Legislative Class		Assessment Ratio	
Old	New		
3	1	25%	Includes all real property used for commercial or industrial purposes.
4	2	16%	Includes all real property used for agricultural purposes and all vacant property.
5	3	10%	Includes all real property occupied by the owner or immediate family and used for residential purposes.
6	4	10%	Includes all real property leased or rented and used for residential purposes.

If the property is used for single purpose defined above, the appropriate legislative class and assessment ratio will be reflected. If two or more class definitions apply to a single property, a combined assessment ratio will be used. Legislation has passed that will change legal class designations beginning with the 2001 tax year.

CHANGE OF USE: CAUTION!

Because of the usage of property determines its classification, major tax liabilities could be assessed when the use of the property is changed. In addition, civil penalties may be assessed if an owner-occupied home is converted to rental property and the county assessor is not notified of the change. Converting an owner-occupied residence to rental property makes it ineligible for the school district tax rebate and increases the tax liability on the property.

All owners of rental properties are also required to file a "Notification of Arizona Residential Rental Property" per ARS 33-1902.

NOTICE OF VALUATION

Valuation notices are the postcards which tell the value the county has put on your property, current year versus the future year.

You should know how to read the notice, as information could be wrong, and it can be changed. Here is a guide to help you understand the information.

LIMITED vs. FULL CASH VALUE

Your will notice that there are two sets of numbers on your notice card. The first set of numbers on your notice, Full Cash Value, determines the secondary property taxes. Secondary taxes are to cover bonded indebtedness and voter approved districts. Full Cash Value, or market value, is the value of your property as determined by the county assessor. The number is derived from appraisals and comparable sales information. If you feel there is some dispute over Full Cash Value, you have the right to appeal the value.

The second set of numbers on your notice, Limited Value, determined the primary property taxes. Primary taxes include state, county, city taxes, school districts taxes and community college districts taxes. The Limited Value is based on a calculation described in the statutes and was developed to limit the amount of tax increase due to inflationary factors, and cannot be appealed. The Limited Value never exceeds the Full Cash Value.

When reading the horizontal boxes, you will notice four definitions: Classification (Legal Class), Value, Assessment Ratio (Asst. Ratio), and Assessed Value.

CLASSIFICATIONS

This is the property type, Class 1 is commercial property and its assessment ratio is 25 percent, Class 2 is vacant land and its ratio is 16 percent, Class 3 is owner-occupied residential property and its ratio is 10 percent, Class 4 is rented residential property and its ratio is 10 percent. If the property is not classified correctly an affidavit of reclassification can be filed, if it is a change of use, or if you disagree with the classification you should file an appeal.

VALUE

This amount is set by the county assessor as of January 1, of the prior tax year (1-1-00 the valuation date for 2001 tax year). The amount is determined by one of three methods: the replacement or building cost, the market based sales, or the income production of the property.

ASSESSMENT RATIO

This is a ratio used to determine your assessed value, which is a result of simple multiplication. Limited Value or Full Cash Value x Assessment Ratio = Assessed Value. The assessment ratio varies according to property type and use; i.e. Class 2 is assessed at 16 percent. When there are two or more different classifications it is designated as a mixed ratio class M.

ASSESSED VALUE

This is the Limited Value or Full Cash Value multiplied by the assessment ratio.

APPEALS PROCESS

NOTICE OF VALUATION

Each property owner should receive a “Notice of Valuation” postcard from their County Assessor’s Office between January 1 and March 1 for the next tax year. This postcard contains the amount of the Full Cash Value, Limited Property Value, and Property Classification. If the taxpayer chooses to appeal either the Full Cash Value or classification of their property, they may do so by filing an administrative appeal with their County Assessor or they may appeal directly to tax court. It is important to note, that a property owner **CANNOT** appeal the Limited Property Value because it is a statutory calculation. **All filing deadlines must be met in order to preserve rights to appeal in either process.**

EVIDENCE

The Full Cash Value may be appealed using an income, cost or market approach to value. The use of the property determines its classification. **Property owners who appeal are encouraged to perform careful research and submit copies of evidence during each step of the appeals process.**

ADMINISTRATIVE APPEAL

If the property owner decides to file an appeal with their County Assessor’s Office, they must do so **no later than 60 days after the postmark** on their “Notice of Valuation” postcard or the deadline date as indicated on the cards. The required form (DOR 82130) is available at the local County Assessor’s Office. The property owner may request an informal conference with the Assessor on the appeal form, or may simply submit written evidence for the Assessor to consider. After the appeal and its evidence is considered, written notice of the Assessor’s decision will be mailed to the property owner. U.S. Postal Service postmark dates are evidence of the dates petitions were filed and decisions were mailed.

The Assessor must rule on all appeals no later than August 15. If the property owner and the Assessor agree to a value and/or classification, or if the Assessor grants the request of the owner, no further appeal is permitted. If the property owner and the Assessor do not agree, and the request of the appeal is not granted by the County Assessor, the owner may appeal further. The owner can choose to appeal to the Board of Equalization within 25 days from the postmark on the Assessor’s decision or to the Tax Court within 60 days from the postmark date on the last decision.

It should be noted that the property owner may not introduce different issues in the middle of the administrative appeal process. For example, if the appeal to the County Assessor used an income approach to value as a basis for appeal, the market approach to value at any other level of administrative appeal may not be raised by the owner.

After the hearing, written notice of the board of Equalization’s decision will be mailed to the property owner, no later than October 15.

TAX COURT

If an administrative appeal has not been filed, the property owner has until December 15 of the year in which the Notice of Valuation was sent to file an appeal directly with the Tax Court.

Property owners who have filed an administrative appeal may file with the Court within 60 days from the date of the last administrative decision but no later than December 15 of the year in which the Notice of Valuation was sent.

If there is a change in ownership after January 1 notice, and the property was not appealed by the prior owner, the new owner has until December 15 of the year of taxation (the year after the notice was sent) to file an appeal to Tax Court.

Required forms and additional information on filing property valuation and classification appeals in the Tax Court are available from the Arizona Tax Court, (602) 506-3009.

PETITION FOR REVIEW OF PERSONAL PROPERTY APPEALS

The property owner may appeal to the assessor within 30 days from the date the valuation notice was mailed by filing a petition with the assessor.

The assessor shall rule on every such petition within 30 days after the filing.

Appeals to the State Board of Equalization must be filed within 25 days of the mailing date of the Assessor's decision.

This procedure was necessary to alleviate the inconsistencies that were created by the passage of multiple statutes relating to the appeal of unsecured personal property. Both versions of A.R.S. §42-604 provided that the appeal of the Assessor's decision shall be made "...in the same manner as provided in §42-41.01." Therefore, in an effort to be consistent, the appeal of unsecured personal property to the State Board of Equalization should be made within 25 days of the date decision of the Assessor was mailed. In addition, although there is no statutory provisions for the appeal of secured personal property, it will be handled in the same way as unsecured personal property (outlined above).

PETITION FOR REVIEW OF PROPERTY VALUED BY DEPT. OF REVENUE

Petitions must be filed with the State Board of Equalization on or before the fourth Monday in June or within 15 days of the date the Department mails the valuation of the property, whichever date is later. All exhibits to be entered into the record at the time of the hearing must be exchanged between the parties and copies provided to the Board 3 working days prior to the hearing. All parties should call the State Board of Equalization office to arrange a hearing. The State Board of Equalization must issue ALL decisions on these petitions on or before July 31st.

PRIVATE CAR COMPANIES: Petitions must be received by the State Board of Equalization by December 1. Hearings will be held and decisions rendered prior to December 10.

NOTICE OF PROPOSED CORRECTION (DOR 82179A) - TAXING AUTHORITY CLAIM

If a Notice of Error is received, the property owner may dispute the proposed correction of the error by completing the bottom portion of the form and returning it to the TAXING AUTHORITY (either the assessor of the county in which your property is located or the Department of Revenue, whichever has jurisdiction for the assessment of your property) within 30 days after receiving the Notice. Failure to respond constitutes consent to the entire proposed correction.

The property owner may file a written dispute of the correction and request a meeting with the taxing authority to discuss the proposed error correction. If an agreement is not reached on all or part of the proposed correction: File a Petition for Review of Error Correction Form (DOR 82179C) with the State Board of Equalization within 30 days after Notice of Error was mailed.

The State Board of Equalization will hold a hearing within 30 days of receipt of the petition and issue the Board's decision.

If not satisfied with the STATE BOARD OF EQUALIZATION DECISION, either party may file an appeal with the TAX COURT within 60 days after the Board's decision is mailed.

NOTICE OF CLAIM FORM (DOR 82179B) - TAXPAYER CLAIM

the TAXING AUTHORITY (county assessor for locally assessed, DOR for centrally assessed, or county treasurer for tax rate) may either consent to or dispute the claimed error within 60 days after receiving the Notice of Claim. Failure to respond implies consent.

If no agreement is reached with the TAXING AUTHORITY, the PROPERTY OWNER may file a Petition for Review of Error Correction Form (DOR 82179C) with the State Board of Equalization within 150 days after the Notice of Claim was originally filed. The State Board of Equalization will hold a hearing on the disputed claim within 30 days and issue a written decision.

If the PROPERTY OWNER or the TAXING AUTHORITY are dissatisfied with the Board's decision: Either party may file an appeal with the TAX COURT within 60 days after the Board's decision is mailed.

PETITIONS FOR REVIEW OF ERROR CORRECTIONS FORM (DOR 82179C) TO SBOE

BASED ON APPEAL OF NOTICE OF PROPOSED CORRECTION

File this petition with the State Board of Equalization within 30 days after receipt of the notice of decision by the TAXING AUTHORITY.

BASED ON APPEAL OF NOTICE OF CLAIM

File this petition with the State Board of Equalization within 150 days after the original filing date of the Notice of Claim.

SPLITS & OWNERSHIP

SPLITS

The Geographic Information Systems Department (GIS) has taken over all mapping functions. Parcel splits are being processed for the 2001 tax year if recorded through December 2000. Legislative changes affected when we could process splits beginning with the 1996 tax year. New legislation has enabled us to process splits for the following tax year through the end of the year.

This mandated change has created some difficulty when it comes to dealing with property taxes on parcels that have been split. The Assessor's office cannot prorate individual tax bills in these cases. The property owners should contact their Title Company to verify that the taxes were taken care of in escrow. If no arrangements were made through escrow for the current (and possibly the future tax year), or if it was a private sale, the parties involved must work out the payment of taxes together. Questions relating to the payment of the taxes should be directed to the Treasurer's office.

ASSESSOR'S MAPS

Assessor's maps are simply a means of inventorying property within the county, and are not intended to be used for any other purpose. They are for informational purposes only, and no liability is assumed for anything that is reflected on a map. They should not be used as a sole reference for easements or any other feature that may, or may not, exist on a property. We currently attempt to reflect recorded easements when a split is done, and as a space permits, however we do not determine if the access is legal or not. This should be determined by a proper title search and will be reflected in your Title report. We do not maintain records for easements, you may find a reference to a recorded document on a map, but other than that we cannot provide any additional information. Recorded easements can be found in the Recorder's Office.

OWNERSHIP CHANGES

Assessor's staff cannot provide legal advice regarding ownership changes. A deed or other conveying document is a legal document and we cannot advise anyone on which type of document to use or how to word it.

If we come across a document that we would use to update our records and find what we believe to be an error we will notify the party involved as a courtesy. This problem notification is a courtesy only, and generally only means that we have not updated our records to reflect the change. It does not affect the title to your property, as that is a private property and legal issue.

Changes in ownership are continually being done for the current tax year, until we are cut-off sometime in August to print tax bills. If you purchase property and the deed is recorded after the deadline, the tax bill will be sent to the prior owner. You can get information about payment of taxes in these situations from the Treasurer's Office.

TAX ESTIMATES

TAX ESTIMATES

Tax estimates can be done for properties, including splits and new construction, by using the tax rates and formulas from the following pages, if the property value is known or it can be estimated.

ESTIMATE A TAX BILL

	TOTAL TAXES DUE-----	EXAMPLE
Full Cash Value (or Market Value)	----- (FCV + LPV-REDUCTION)	100,000 (FCV)
Assessment Ratio		X .10 (Ratio)
Commercial 25%		-----
Vacant 16%		
Residential 10%		= 10,000 (Assessed Value)
Secondary Tax Rate based on the appropriate tax area.		x 4.4736 (Rate)

		= 44,736 (Total)
 (Note: for total dollar amount move the decimal 2 spaces to the left or divide by 100.)		
Total Secondary Tax-----		\$447.36 (FCV Total)
 Limited Property Value		100,000 (LPV)
Assessment Ratio		X .10 (Ratio)
Commercial 25%		-----
Vacant 16%		
Residential 10%		= 10,000 (Assessed Value)
Primary Tax Rate based on the appropriate tax area.		x 2.7641 (Rate)

		= 27,641 (Total)
 (Note: for total dollar amount move the decimal 2 spaces to the left or divide by 100.)		
Total Primary Tax-----		\$276.41 (LPV Total)
--		
 IF THE PROPERTY IS OWNER OCCUPIED RESIDENTIAL INCLUDE THE NEXT CALCULATION:		
Limited Property Value		100,000 (LPV)
Assessment Ratio		X .10 (Ratio)
Commercial 25%		-----
Vacant 16%		
Residential 10%		= 10,000 (Assessed Value)
State Aide to Education Tax Rate based on the appropriate tax area.		x 1.6410 (Rate)

		= 16,410 (Total)
 (Note: for total dollar amount move the decimal 2 spaces to the left or divide by 100.)		
Total Reduction for State Aide to Education-----		\$ -164.10 (Reduction)
-		
 (Note: subtract the state aide to education amount from taxes due.)		
		\$559.67

WORKSHEET

X. _____

= _____
X _____
= _____

\$ _____

X _____

= _____
X _____
= _____

\$ _____

X _____

= _____
X _____
= _____

\$ _____

\$ _____

1998 - 1999 REAL PROPERTY TAX RATES

TAX AREA CODE	LPV PRIMARY RATE	STATE AID TO SCHOOLS	FCV SECONDARY RATE	TAX AREA CODE
0000	3.4685	.0000	.2992	0000
0001	3.4685	.0000	.2992	0001
0002	3.4685	.0000	.2992	0002
0100	6.2234	1.7266	1.8920	0100
0101	6.2234	1.7266	1.8920	0101
0102	6.2234	1.7266	4.4920	0102
0103	6.2234	1.7266	1.8920	0103
0104	6.2234	1.7266	3.8945	0104
0106	6.2234	1.7266	4.0120	0106
0107	6.2234	1.7266	4.2920	0107
0108	6.2234	1.7266	3.0620	0108
0109	6.2234	1.7266	2.8302	0109
0110	6.2234	1.7266	3.7820	0110
0111	6.2234	1.7266	3.8945	0111
0112	6.2234	1.7266	2.9920	0112
0113	6.2234	1.7266	3.3920	0113
0114	6.2234	1.7266	2.8720	0114
0130	6.2234	1.7266	3.8945	0130
0150	6.9560	1.7266	2.8090	0150
0190	6.2234	1.7266	3.5820	0190
0191	6.2234	1.7266	3.5820	0191
0192	6.2234	1.7266	3.5820	0192
0200	5.7709	1.5758	1.6984	0200
0201	9.0872	2.7365	1.4248	0201
0202	9.0872	2.7365	3.4248	0202
0203	5.7709	1.5758	3.6984	0203
0230	7.1235	1.5758	1.8903	0230
0231	7.1235	1.5758	2.1840	0231
0400	5.2360	1.3886	4.2138	0400
0401	5.2360	1.3886	5.7138	0401
0402	5.2360	1.3886	5.7138	0402
0500	3.7292	.7057	.2992	0500
0502	3.7292	.7057	3.1722	0502
0503	3.7292	.7057	1.9992	0503
0504	3.7292	.7057	1.2992	0504
0600	5.6364	1.5287	1.8764	0600
0601	5.6364	1.5287	1.1637	0601
0602	5.6364	1.5287	1.1637	0602
0603	5.6364	1.5287	2.7864	0603
0621	5.6364	1.5287	1.1006	0621
0800	3.9010	.9214	2.8073	0800
0840	3.9010	.9214	3.4569	0840
0842	3.9010	.9214	3.5200	0842
0970	3.8377	.8992	4.4152	0970
0971	3.8377	.8992	4.4152	0971
0972	3.8377	.8992	4.4152	0972
0973	3.8377	.8992	4.4152	0973
0975	3.8377	.8992	4.4152	0975
0976	3.8377	.8992	2.6152	0976
1000	6.8118	1.9133	.2992	1000
1001	6.8118	1.9133	1.7992	1001
1002	6.8118	1.9133	.4992	1002
1003	6.8118	1.9133	1.7992	1003
1500	1.2685	.0000	7.5861	1500
1501	1.2685	.0000	7.5861	1501
1502	1.2685	.0000	7.5861	1502
1503	1.2685	.0000	7.5861	1503

COUNTY RATE:	.8733	FIRE DISTRICT ASSISTANCE FUND:	.0824
COUNTY COMMUNITY COLLEGE DISTRICT:	.3952	COCONINO COUNTY LIBRARY DISTRICT:	.1537
STATE:	.0000	COCONINO COUNTY FLOOD CONTROL:	.0631
TOTAL PRIMARY RATE:	1.2685	TOTAL SECONDARY RATE:	.2992

0000	0202	UNORGANI	DIST.
0001	0203	ZED DIST.	TIMBERLINE/FERNWOOD FIRE DIST.
0002	0230	HUALAPAI	PINE-DEL IMPROVEMENT & FIRE DIST.
0100	0231	RESERVATI	FORT VALLEY FIRE DIST.
0101	0400	ON	MORMON LAKE FIRE DIST.
0102		HAVASU	FOREST HIGHLANDS W/KACHINA FIRE DIST.
0103		RESERVATI	MT. ELDEN LOOKOUT RE FIRE DIST.
0104		ON	PARKS/BELLMONT FIRE DIST.
0106		#1 DIST.	WESTWOOD ESTATES FIRE DIST.
0107		ONLY	KACHINA IMP. & FIRE DIST.
0108		NAVAJO	FLAGSTAFF CITY
0109		RESERVATI	PINEWOOD FIRE DIST.
0110		ON W/SD#1	PINEWOOD FIRE DIST.
0111		DONEY	PINEWOOD SANITARY DIST. & FIRE DIST.
0112		PARK FIRE	#2 DISTRICT ONLY
0113		DIST.	ASHFORK UNIFIED S.D.
0114		KACHINA	ASHFORK SD#31 & KAIBAB EST. FIRE DIST.
0130		IMPROVEM	SD#2 & JUNIPINE FIRE DIST.
0150		ENT DIST.	WILLIAMS CITY
0190		KACHINA	WILLIAMS CITY & COMMUNITY FACILITIES
0191		TRAILS	GRAND CANYON DIST.
0192		C.I.D.	
0200		MOUNTAIN	
0201		AIRE FIRE	

0401 GRAND CANYON S. IMP. DIST. & TUSAYAN F.D.
 0402 TUSAYAN LIGHTING DIST. & FIRE DIST.
 0500 CHEVELON BUTTE
 0502 FOREST LAKES IMP. & FIRE DIST.
 0503 FOREST LAKES FIRE DIST
 0504 SD#5 & CLEAR CREEK PINES UNITS 8&9 FIRE DIST.
 0600 SD#6 W/PAGE HOSPITAL
 0601 KAIBAB RESERVATION W/SD#6
 0602 SD#6 W/O HOSPITAL DIST
 0603 GREENHAVEN FIRE DIST. SD#6
 0621 FREDONIA SD#6
 0800 SD#8 ONLY
 0840 PAGE CITY W/HOSPITAL SD#8
 0842 SD#8 W/HOSPITAL
 0970 SEDONA CITY W/SEDONA OAK CREED FIRE DIST & SD#9
 0971 SD#9 SEDONA CITY W/CIBOLA HILLS IMPR & FIRE DIST.
 0972 SD#9 SEDONA CITY (PREVIOUSLY SEDONA SANITARY DIST.)
 0973 F.D.
 0975 SD#9 SEDONA CITY W/OAK CREEK KNOLLS IMPR DIST. &
 0976 FIRE DIST.
 1000 SD#9 & SEDONA OAK CREEK FIRE DIST.
 1001 SD#9 OUTSIDE SEDONA OAK CREEK FIRE DIST.
 1002 MAINE SD#10 (PARKS) DIST.
 1003 SD#10 MAINE CONSOLIDATED/SHERWOOD FOREST FIRE
 1500 DIST.
 1501 SD#10 MAINE CONSOLIDATED/WOODS FIRE DIST.
 1502 SD#10 MAINE CONSOLIDATED/PARKS/BELLMONT FIRE DIST.
 1503 TUBA CITY SD#15
 SD#15 TUBA ANNEX AREA
 SD#15 NAVAJO/HOPI JOINT USE AREA
 SD#15 SCHOOL BONDS

GLOSSARY OF PROPERTY TAXATION

AD VALOREM – According to value.

APPRAISED VALUE - A professional estimate of the value of property.

ASSESSED VALUE (AV) - The value of a property subject to tax. Assessed value equals full cash value multiplied by the assessment ratio.

ASSESSMENT RATIO - The percentage of full cash value that is taxable.

COST MODEL - A method of valuing property improvements by estimating their cost to replace and then depreciating this replacement cost for actual age of the improvement. Cannot be used to value the land. Depends heavily on accurate cost data and recognizing construction differences in structures.

FULL CASH VALUE (FCV) - The cash equivalent price that a property would sell for in a voluntary sale, except that shopping centers, golf course agricultural property, and electric generating utilities use a full cash value determined by formula.

LIMITED VALUE - A value of property which seeks the secondary value but is limited to maximum annual changes. Limited full cash value **cannot** exceed the full cash value. It is based on the previous year's limited value increased by either 10 percent **or** 25 percent of the difference between the full cash value of the current year and the limited value of the prior year, whichever is greater, unless your property has been changed as defined ARS 42-201.01 C and D since the previous year. Used for taxation to fund general operating budgets.

MARKET VALUE - The full cash value.

MASS MODEL - A method of determining the full cash valued of property by noting the different characteristics of properties that are sold and using a multiple linear regression formula to assign weight to these different characteristics. This method values land and improvements as a unit. Used primarily for urban residential property where similarity of properties and sufficient volume of sales provides accurate data.

NET ASSESSED VALUE (NAV) - The residual assessed value after subtracting exemptions. NAV is the amount actually used to calculate taxes and tax rates.

PERSONAL PROPERTY - Property improvements either not affixed to land, such as machines and equipment, or affixed to land owned by someone else. Personal property is classified as either "secured" and taxed as real property, or as "unsecured" and taxed as a single payment during a calendar year using the tax real determined in August of the prior year.

REAL PROPERTY - Land and improvements affixed to the land. Real property taxes are paid in two equal payments during a fiscal year using a tax rate determined in August for that fiscal year.

SALES/ASSESSMENT RATIO - The ratio of listed full cash value to selling price.

SALES VALUE - The nominal selling price of a property including financing points, sales commission, and other costs.

SECONDARY VALUE - The value of property determined by the assessor each year. The secondary full cash value is the same as full cash value. Used for taxation to pay bonds, overrides and special districts.

SECURED PERSONAL PROPERTY - Personal property owned by someone who pledges real property as a guarantee of taxes on the personal property.

TAX LEVY - The total amount of money a taxing jurisdiction needs to raise through property taxation, ignoring delinquencies and back tax collections tend to balance each other out year to year, but some special district levies add a 15% “cushion” to protect against default.

TAX RATE - A measure of tax liability expressed as a dollar amount for each one hundred dollars of property net assessed value (Arizona does not use ‘mills,’ which are per one thousand dollars.) Arizona has both primary and secondary tax rates, applied using primary and secondary net assessed values, respectively. The two rates cannot be added together unless the primary and secondary values are the same.

TIME ADJUSTED SALES - Sales prices collected in one time period factored to approximate sales prices in another time period for comparison or statistical purposes.

UNSECURED PERSONAL PROPERTY - Personal property taxed separately from real property and paid in a single payment during the calendar year.

FEES

ALL MAPS \$3.00

COPY OF RECORD \$1.00

PRINTOUT..... \$2.00

A.D.O.R. APPROVAL LETTER..... \$11.00

MORTGAGE LETTER \$11.00

SUBDIVISION LIST..... \$38.00

MOBILE HOME VERIFICATION \$11.00

FAX - LOCAL..... \$3.00

+COST OF ITEM

FAX - LONG DISTANCE..... \$5.00

+COST OF ITEM

LEGISLATORS

Our Local Legislators Are:

Representative James Sedillo
House of Representatives Bldg.
1700 W. Washington St
Phoenix, AZ 85007

602-542-3300

Representative Tom O'Halleran
House of Representatives Bldg.
1700 W. Washington St
Phoenix, AZ 85007

602-542-4079

Senator John Verkamp
Senate Bldg.
1700 W. Washington St
Phoenix, AZ 85007

602- 542-4486